



Land Use Petition for RZ-21-007 & VC-21-007-01, 02, 03, 04

CASE NUMBER:	RZ-21-007 VC-21-007-01, VC-21-007-02, VC-21-007-03, VC-21-007-04
CURRENT ZONING:	C-1 (Community Business District) Conditional
PROPOSED ZONING:	C-1 (Community Business District)
LOCATION:	5805 State Bridge Road #U
ACREAGE:	2.30 acres
COMPREHENSIVE PLAN COMMUNITY AREA:	Medlock
DISTRICT/SECTION/LAND LOT(S):	1 st District, 1 st Section, Land Lots 330 and 331
PROJECT DESCRIPTION:	<p>Change in conditions to allow for a 6,200 square-foot commercial building with restaurants and retail, in an existing shopping center, with two concurrent variances:</p> <ul style="list-style-type: none">• VC-21-007-01: To reduce the number of required parking spaces from 108 to 105;• VC-21-007-02: To reduce the required outparcel frontage along public right-of-way from 200 to 105 feet;• VC-21-007-03: 10-foot encroachment into the 40-foot front yard setback;• VC-21-007-04: To eliminate 10-foot landscape strips adjacent to internal property lines.
APPLICANT:	Willow Capital Partners, LLC 525 Pharr Rd NE, Atlanta, GA 30305 Contact: Tyler Morris Phone: 404-227-3786 Email: tm@willowcapitalpartners.com
OWNERS:	Medlock Associates LP 525 Pharr Rd NE Atlanta, GA 30305
CASE PLANNER:	Ruchi Agarwal 678.512.3293 Ruchi.Agarwal@johnscreekga.gov

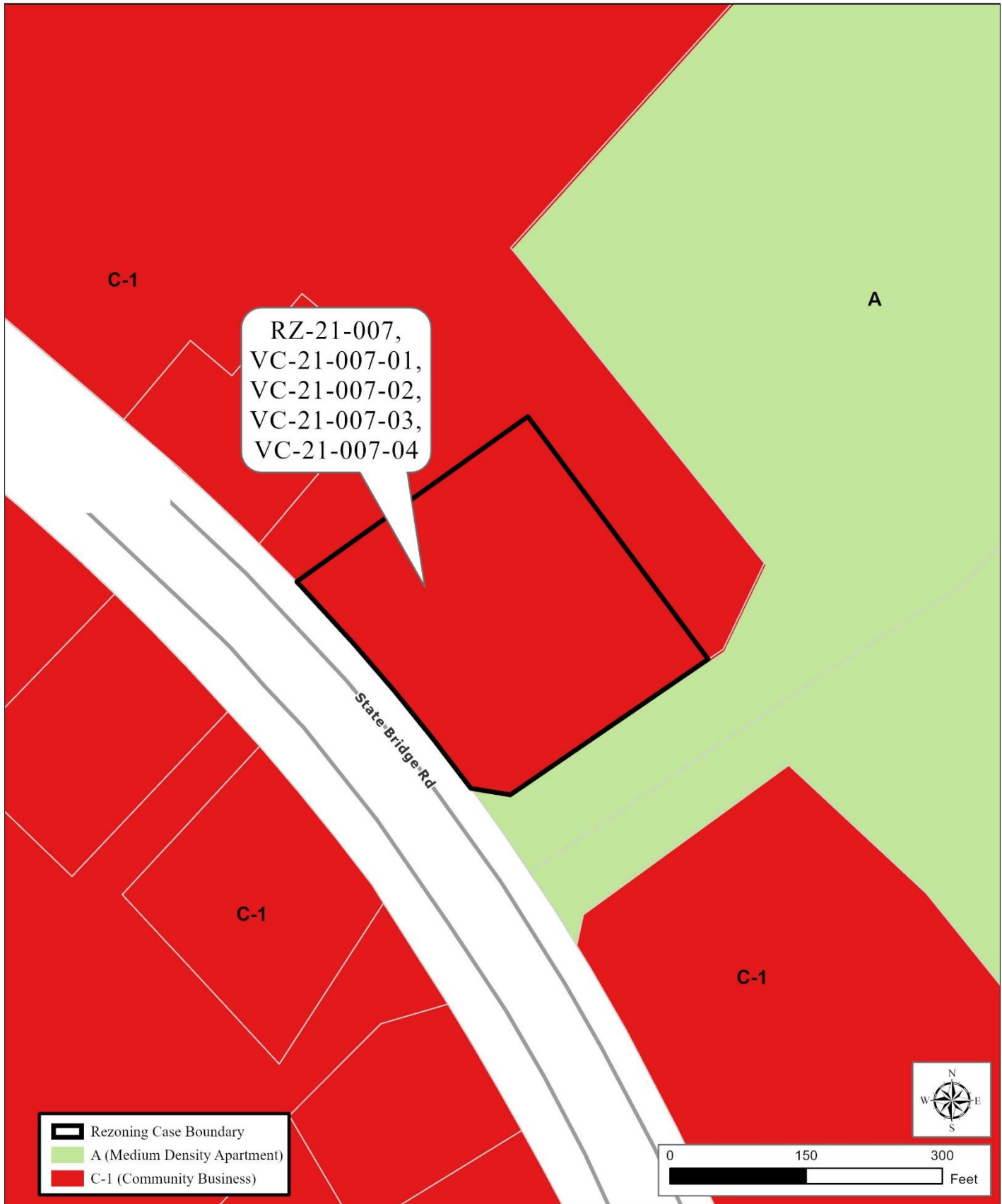
Community Development

Aerial Map



Community Development

Zoning Map






Community Development

Adopted Future Land Use Map



RZ-21-007,
VC-21-007-01,
VC-21-007-02,
VC-21-007-03,
VC-21-007-04

State Bridge Rd

-  Rezoning Case Boundary
-  Commercial - Multi-Family
-  Commercial - Retail / Shopping Centers



0 150 300
Feet

Community Development